Birch Avenue, Barrow Upon Soar, Charnwood

Offers Over £499,500

GUIDE PRICE £499,500 - £514,000

This substantial detached residence occupies a generous corner plot on Birch Avenue, offering spacious and well-balanced accommodation ideal for family living. With multiple reception rooms, four bedrooms and a beautifully maintained rear garden, the property combines practicality with a strong sense of space both inside and out.

Living Spaces & Kitchen

Upon entering, a central hallway provides access to the principal ground floor accommodation. To the front, a well-proportioned reception room offers a versatile space, ideal as a sitting room, playroom or home office. The main living room sits to the right of the property as you enter, spanning an impressive footprint and enjoying views across the quiet avenue, creating a bright and comfortable setting for everyday living.

The kitchen is positioned at the heart of the home and is fitted with a range of wall and base units, offering ample storage and preparation space. Flowing through, the dining room provides a sociable setting for family meals and entertaining, while a separate snug adds further flexibility as a cosy retreat.

A practical utility room and ground floor WC complete the downstairs layout.

Bedrooms & Bathroom

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom is a generous double, benefitting from fitted wardrobes and its own en-suite shower room. Bedroom two also enjoys built-in storage, while bedrooms three and four provide additional flexible accommodation, ideal for children, guests or home working.

The family bathroom is centrally positioned and fitted with a bath, wash hand basin and WC, serving the remaining bedrooms with ease.

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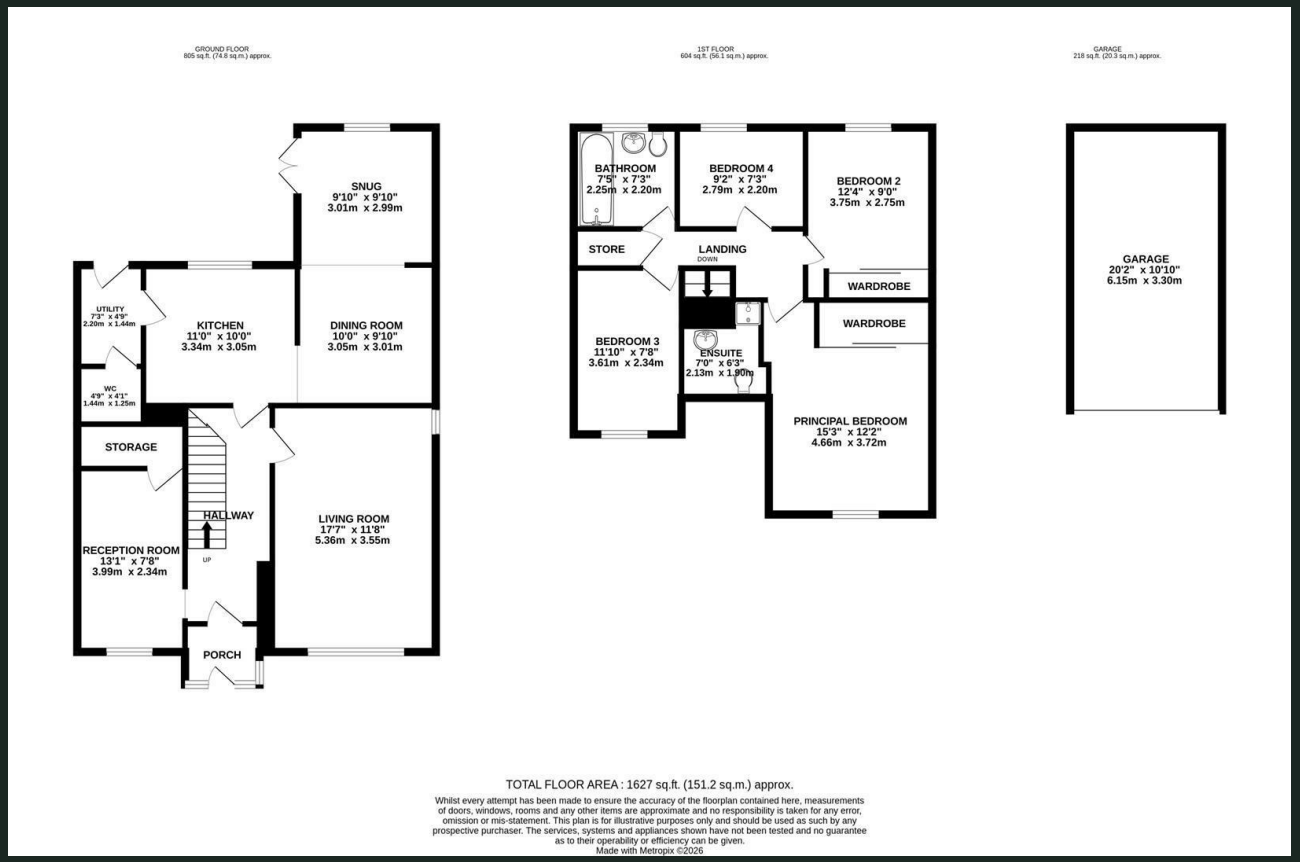
Outdoor Lifestyle

Externally, the property truly excels, occupying a prominent corner plot with a spacious and well-maintained rear garden. A paved patio area sits directly to the rear of the house, creating an ideal space for outdoor seating and entertaining, while the expansive lawn stretches beyond, bordered by established planting and enclosed boundaries. The garden offers both privacy and versatility, perfect for family use or relaxing in the warmer months. A detached garage provides additional storage and practicality.



Key Features:

- A substantial detached family home on a corner plot.
- Four well-proportioned bedrooms including en-suite.
- Multiple reception rooms offering flexible living space.
- A spacious kitchen with separate utility and WC.
- A generous rear garden with patio and lawn.
- Detached garage and excellent overall plot size.

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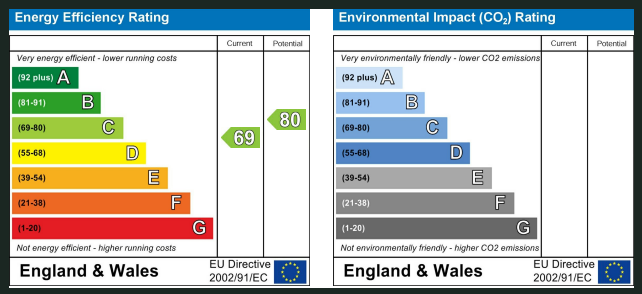
4 2 3 1627.00 sq ft



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Where to find Birch Avenue, Barrow Upon Soar, Charnwood

Situated on Birch Avenue, this home is positioned within a popular residential area of Barrow upon Soar, a highly regarded village known for its strong sense of community and excellent amenities. The village offers a range of shops, cafés, pubs and well-regarded schooling, along with a train station providing direct links to Leicester and Loughborough. With easy access to the A6 and surrounding road networks, as well as nearby countryside and riverside walks, the location perfectly balances convenience with lifestyle appeal.